



Notice of Decision for a Reasonable Use Exception

Curtis ADU Reasonable Use Exception - PLN2011-00012

Project Description: The applicant is proposing a dwelling unit on a site entirely constrained by landslide hazard areas, the erosion hazard near sensitive water body overlay, and associated buffers. The applicant is proposing to access the dwelling unit via a driveway across a property to the west of the subject site; the property owner also owns the property to the west of the subject property. The proposed dwelling unit and driveway improvements will create approximately 2,000 square feet of impervious surface. The applicant has indicated that the dwelling unit will ultimately be an accessory dwelling unit associated with the property owner's main home. Finally, the applicant has also applied for a reasonable use exception on another lot to the north of this one, which is reflected on the site plan (PLN2011-00013).

The applicant (Scott Hoover - Representative) applied for the above project on **May 04, 2011**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 19, 2011. On June 01, 2011, the City issued a Notice of Application, which identified a public comment period from **June 01, 2011** through **June 22, 2011**. The City of Sammamish issued a decision on September 06, 2011. This Notice of Decision was issued on **September 06, 2011** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: Scott Hoover - Representative
Public Comment Period: June 01, 2011 through June 22, 2011
Project Location: 1300 Block 207th Avenue NE, Sammamish, WA. 98074
Tax Parcel Number: 3575302379, 3575302378, 3575302380, 3575302381
Existing Environmental Documents: Targeted Drainage Report by CSP Engineering, received May 4, 2011; Geotechnical Report by South Fork Geosciences, received May 4, 2011; Site Plan by LCI, received May 4, 2011

Other Permits Included: Future construction / building permits
SEPA Review: The City of Sammamish has determined that this development is SEPA exempt.
Public Hearing: A Public Hearing is not required for this project.
Appeal Period: **September 06, 2011** through **September 27, 2011**
Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.